United States Environmental Protection Agency
Region V
POLLUTION REPORT

Date: Tuesday, July 03, 2007
From: Tom Cook, OSC

Subject: INITIAL POLREP
Peoples Gas Pitney Court Station Site
3052 Pitney Court, Chicago, IL
Latitude: 41.8375
Longitude: -87.6625

POLREP No.:	1	**Site #:**	B5HP
Reporting Period:	06/18/07 to 06/29/07	**D.O. #:**	Not Applicable
Start Date:	6/18/2007	**Response Authority:**	CERCLA
Mob Date:	*6/18/2007*	**Response Type:**	*Time-Critical*
Completion Date:		**NPL Status:**	Non NPL
CERCLIS ID #:	ILN000510196	**Incident Category:**	Removal Action
RCRIS ID #:		**Contract #**	EP-S5-06-04

Site Description
The Pitney Court Station Site (Site) is located at 3052 Pitney Court, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.8 acres and is bordered to the northwest by Archer Avenue, to the northeast by Pitney Court and 31st Street, to the east by Benson Street, to the south by Chicago Plating Inc., a chrome plating facility, and to the west by the South Fork of the South Branch of the Chicago River.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1897 to 1921. The Universal Gas Company (Universal) began MGP operations at the Site in 1897. Peoples Gas leased the facility from Universal in 1907and then purchased Universal in 1914. Production operations ceased at the Site in 1921, and the facility was dismantled in 1938. Peoples Gas sold the property in 1952 and re-purchased it in July 2005. Peoples Gas currently owns the Site which will be developed for residential use.

Numerous investigations were conducted by a number of parties from 1990 to 2000 with Peoples Gas conducting investigations from approximately 2002 to 2006. These investigations revealed the following findings:

- Volatile organic compounds (VOC), semivolatile organic compounds (SVOC), metals, and cyanide were detected in groundwater samples at the site
- Visible evidence of coal tar, sheen, and staining was observed at depths below the water level in soil borings and test pits
- Arsenic, lead, benzene, ethylbenzene, toluene, and polynuclear aromatic hydrocarbons

(PAH) were detected at concentrations exceeding Illinois TACO Tier I screening levels in soil samples

- Sediment samples collected in the South Fork of the South Branch of the Chicago River contained PAHs and other SVOCs, VOCs, PCBs, oil and grease, and metals; two of these sediment samples contained oily sheens
- At various locations throughout the site, coal tar, staining, sheen, and odors were observed

Remediation activities by Peoples Gas began in September 2005 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Remediation was suspended temporarily in December 2005 and started up again in September 2006. Remediation consists of excavation and disposal of contaminated soils. Excavation depths range from approximately 3 feet to 17 feet bgs. Other site activities by the potentially responsible party (PRP) include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water disposal. The PRP contractor remediating the Site is Burns & McDonnell Engineering Company, Inc. (BMcD) along with their subcontractors.

A Resource Conservation and Recovery Act (RCRA) citizen suit regarding this Site was filed on May 13, 2004. The suit was settled with the court retaining jurisdiction over the settlement.

To date, BMcD has conducted the following remediation activities at the Site:

- Completed excavation of impacted material in approximately 104 cells of 151 excavation cells (see BMcD map of excavation areas under documents on the OSC website).

An Administrative Order on Consent was signed by Peoples Gas in early June 2007 prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site. The U.S. EPA Superfund Technical and Response Team (START) contractor will perform PRP oversight during the removal activities at the sites. As part of the removal activities, START will collect confirmation samples of soil to confirm that the PRP cleanup objectives are being met. Site contaminants of concern are:

- BTEX;
- PAHs;
- Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium
- 2-methynaphtalene and carbazole (SVOCs).

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing that are located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member is to cover oversight of these three sites and will rotate being at a different site each day. Both Hough

Place and Pitney Court remediations are expected to be completed by end of 2007 while the 22nd Street Station Site remediation is expected to be completed by the end of 2008.

Current Activities

On June 18, 2007, the U.S. EPA START contractor began PRP oversight activities of the three MGP sites including the Hough Place Station Site. During the reporting period, the PRP performed excavations in excavation cells CF132, CF146, CF131, CF145, CF130, CF144, and CF117 (see BMcD map of excavation areas under □documents□ on the OSC website).

A summary of the activities performed during the reporting period by BMcD at the Site are as follows:

- Transported 333 loads to CID Landfill in Calumet City, Illinois
- Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air samples and air monitoring is conducted around the perimeter)
- Performed health and safety air monitoring during site activities
- Collected confirmation soil samples from excavation cells CF132, CF146, CF131, CF145, CF130, and CF144
- Backfilled completed excavation cells

START personnel collected confirmation soil samples from excavation cells CF132, CF146, CF131, CF145, CF130, and CF144 along with BMcD. The samples were analyzed for BTEX; PAHs; SPLP lead, chromium, and selenium; and 2-methynaphtalene and carbazole. All results came back below the PRP cleanup levels as stated in the Remedial Action Plan (RAP). Cleanup objectives for the Pitney Court Station Site are IEPA TACO Tier I residential standards for soil ingestion and inhalation.

Planned Removal Actions

Planned removal actions at the Hough Place Station Site are as follows:

- Excavate soil per the RAP
- Transport excavated soil to CID Landfill for disposal
- De-water excavation areas as needed
- Transport water from excavation areas to disposal facility as needed
- Backfill completed excavation areas

Next Steps

The next steps to be carried out by the PRP are as follows:

- Complete excavation of cell CF117; including disposal of soil
- Begin excavation of other cells
- De-water excavation areas if required
- Transport water from excavation areas to disposal facility if required
- Continue 24-hour perimeter air monitoring and sampling
- Continue air monitoring in work zones

- ☐ Collect confirmation samples of completed excavation cells, including CF117
- ☐ Backfill completed excavation cells with clean fill when confirmation results are received

Key Issues

None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	$10,000.00	$5,459.00	$4,541.00	45.41%
Intramural Costs				
Total Site Costs	$10,000.00	$5,459.00	$4,541.00	45.41%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

www.epaosc.net/PitneyCourt